

## CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COUNTY OF JAMES CITY, VIRGINIA, TO ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA BY DEED, DATED OCTOBER 5, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 586. PAGE 454.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS OR EASEMENTS WITHIN THE COUNTY.

<u>MAY 2, 2022</u> DATE

NAME

ROBERT D. MANN, L.S. NAME PRINTED

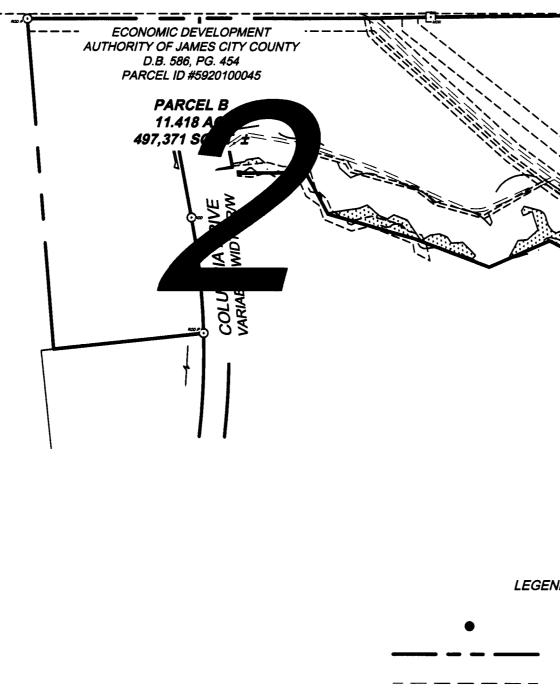
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD

- GENERAL NOTES
- 1. SOURCE OF MERIDIAN: INSTRUMENT NO. 040021285.
- 2. PROPERTY ADDRESS: 8925 COLUMBIA DRIVE, WILLIAMSBURG, VIRGINIA 23185.
- 3. TAX PARCEL ID: 5920100045.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS AND RESTRICTIONS OF RECORD.
- 5. PROPERTY LINES SHOWN HEREON ARE COMPILED FROM DEEDS, DOCUMENTS AND PLATS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. INSTRUMENT. NO 040021285 & DEED BOOK 586, PAGE 454.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES (X) AND (AE7) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51095C0228D EFFECTIVE DECEMBER 16, 2015.
- WETLANDS SHOWN HEREON HAVE BEEN DIGITIZED FROM A MAP PROVIDED BY ROTH ENVIRONMENTAL, LLC. DATED JULY 18, 2021. FIELD LOCATION OF WETLANDS WAS NOT PERFORMED BY TIMMONS GROUP
- 8. EXISTING STREAM LOCATION WERE TAKEN FROM GIS DATA OBTAINED FROM U.S.G.S. AND ARE APPROXIMATE.
- 9. THIS PROPERTY IS ZONED M-1, LIMITED BUSINESS/INDUSTRIAL
- 10. THIS PROPERTY IS SUBJECT TO PROFFERS PER Z-0005-2005 AND SUP CONDITIONS PER SUP-0025-2007.
- 11. MINIMUM BUILDING SETBACKS FRONT 50 FEET
- SIDE 20 FEET REAR 20 FEET
- 12. THIS PROPERTY IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS AND PUBLIC SEWER.
- 13. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 14. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 15. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 16. ANY NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 17. STREETS SERVING THE PROPERTY ARE NOT PRIVATE.
- 18. SUBDIVISION IS NOT IN AN AGRICULTURAL AND FORESTAL DISTRICT.
- 19. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE."
- 20. THERE ARE NO NATURAL OPEN SPACE EASEMENTS CURRENTLY ON THE PROPERTY.
- 21. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



**OWNERS CERTIFICATE** THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOW AS PLAT OF SUBDIVISION PROPERTY OF ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA TAX PARCEL ID #5920100045 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS. PROPRIETORS AND/OR ROBERT D. MANN TRUSTEE. Lic. No. 002509 5/6/22 DATE pher M. VAME PRINTED RED AT THE NSULA OFFICE CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA SHEFFEDUNTY OF AMIES <u>(SUSTAWE</u>, A NOTARY PUBLIC IN AND FOR THE J. CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE, ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS DAY OF MAN add E. GUS GISTRATION NO. ŚIGNATURE VIRGINIA DEPARTMENT OF TRANSPORTATION 344854 OMM, EXPIRES MY COMMISSION EXPIRES: 131/2024 NOTARY REGISTRATION NUMBER: 344854 VRG SUBDIVISION AGENT OF JAMES CITY COUNTY ; e • • • • <del>•</del> • • • • \*\*\*\*\* .... ECONOMIC DEVELOP AUTHORITY OF JAMES CIT D.B. 586, PG, 454 PARCEL VD #5920100045 PARCEL-A 58.530 AC. 2,549,563 SQLET. ± 3 (L'arge Small Plat(s) Record herewith as # 202208191 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 20, 2022 at 3:04 AM/FM PB\_\_\_\_ PG\_\_\_ \*\*\*\*\*\*\*\*\* 202208191 Document # \_\_\_\_ MONA A. FOLEY, CLERK Mana A. Edery Clerk LEGEND PLAT OF SUBDIVISION BOUNDARY LINE PROPERTY TERMINUS POINT **PROPERTY OF** ECONOMIC DEVELOPMENT AUTHORITY **PROPERTY LINE** OF JAMES CITY COUNTY, VIRGINIA EDGE OF GRAVEL TAX PARCEL ID #5920100045 FEMA FLOOD HAZARD BORDER 0 0 0 0 0 0 0 James City County, VA Roberts District Date: February 25, 2022 | Scale: 1" = 300' WETLANDS Sheet 1 of 3 J.N.: 37258 Drawn By: M. Little Checked BY: R. Mann Revised: 5/02/2022



SCALE 1"=300' 300' 600